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CAPE OF GOOD HOPE.

REPORT

OF THE

SELECT COMMITTEE

APPOINTED TO ENQUIRE INTO THE STATE OF

IMMIGRATION.

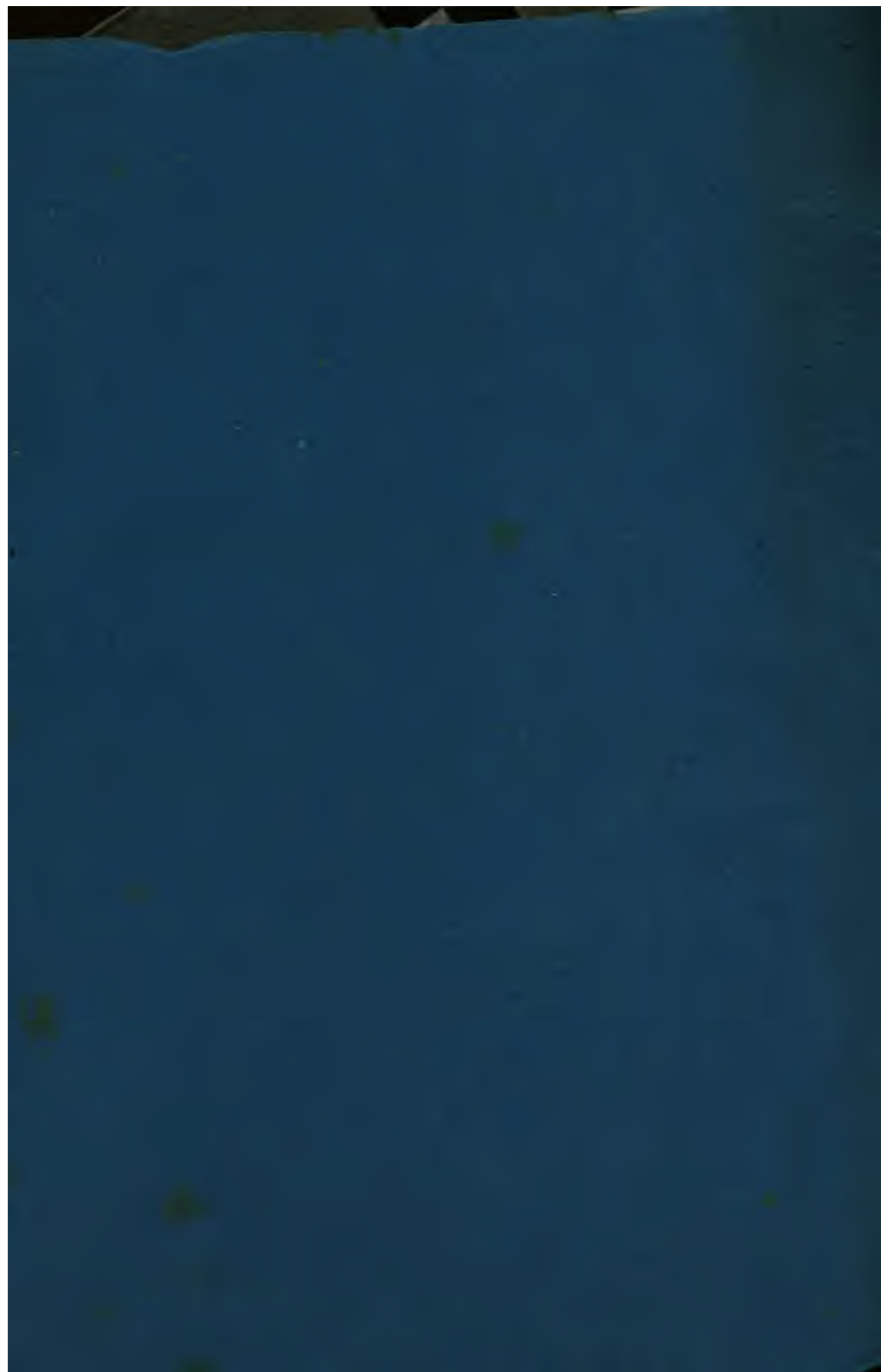
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1876.

CAPE TOWN.

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1876.

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CAPE OF GOOD HOPE.

REPORT ² c#

OF THE

Cape of Good Hope. Parliament. House.

SELECT COMMITTEE

APPOINTED TO CONSIDER AND REPORT ON THE

IMMIGRATION.

Ordered by the House of Assembly to be printed.

MAY, 1876.

CAPE TOWN:

SAUL SOLOMON & CO., STEAM PRINTING OFFICE. .

1876.

A. 5-76, IMMIGRATION.

REPORT

OF

SELECT COMMITTEE appointed by resolution of the **HOUSE OF ASSEMBLY**, dated 19th May, 1876, to consider the question of the **INTRODUCTION** and **SETTLEMENT** of **EUROPEAN AGRICULTURAL IMMIGRANTS** into this **COLONY**, with Power to take Evidence and call for Papers, consisting of the Honourable the Commissioner of Crown Lands and Public Works, Captain Brabant, Messrs. Blaine, Myburgh, Vintcent, P. J. Watermeyer, and Wright.

Your Committee having taken evidence, beg to report—

That it appears from the report of the Surveyor-General that there is a considerable extent of unalienated Government land in various parts of the Colony specially adapted for agricultural purposes, and valuable as a means of attracting immigration.

The Committee, therefore, recommend that the lands available should be surveyed under the provisions of the "Agricultural Lands Act," and that arrangements should be made to secure the early introduction of a considerable body of immigrants from Northern Europe, more particularly from Sweden or Norway (natives of these countries being at present most readily induced to emigrate) upon liberal terms, and to include the right of purchasing small farms at a low rate and by deferred payments. But the Committee consider that as there appears to be a possibility of obtaining suitable immigrants from England and elsewhere, precisely similar advantage in the shape of cheap land and free passages should be offered to immigrants of any nationality, whose previous occupations fit them for the cultivation and development of the waste land it is desired to utilise.

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The Committee further recommend that in framing regulations for the proposed system of immigration, care should be taken that the immigrants should not be fettered by any contracts of service entered into previous to their arrival in the Colony, that *immediate* occupation of the lands allotted to them should not be insisted upon, as it is clear that the experience gained and money saved in one or two years of work under old colonists would be of great advantage to immigrants unacquainted with the peculiarities of the country in which they settle.

The Committee cannot recommend the introduction of any large number of unmarried men. They consider that young men having no family ties, or any immediate prospect of forming any, are very unlikely to form permanently valuable colonists.

Your Committee beg further to suggest that the Government submit to the House regulations for a system of immigration, carrying into effect the recommendations of your Committee.

G. BRABANT.

PROCEEDINGS OF COMMITTEE.

MEETINGS of SELECT COMMITTEE, appointed by resolution of the HOUSE of ASSEMBLY, dated 19th May, 1876, to consider the question of the INTRODUCTION and SETTLEMENT of EUROPEAN AGRICULTURAL IMMIGRANTS into this COLONY, consisting of the Honourable Commissioner of Crown Lands, Captain Brabant, Messrs. Blaine, Myburgh, Vintcent, P. J. Watermeyer, and Wright.

Tuesday, 23rd May, 1876.

PRESENT:

Capt. Brabant,
Mr. P. J. Watermeyer,
„ Myburgh,

Mr. Blaine,
„ Wright,
Hon. Com. of Crown Lands.

Mr. Watermeyer moved that Capt. Brabant be Chairman of this Committee.

Agreed to.

Clerk read resolution of the House, dated 19th May, 1876, appointing this Committee.

Mr. Watermeyer moved that the Surveyor-General be requested to attend next meeting.

Agreed to.

Chairman read and put in the following draft regulations:—

1. The immigrants to consist of married couples, with or without children, selected from the agricultural class.
2. Immigrants to be located within six months after arrival on farms of from twenty-five to fifty acres of good agricultural land, with sufficient commonage for grazing purposes attached.
3. Payment for the land allotted to be made at the rate of ten shillings per acre, payable by instalments of ten per cent. per annum, beginning two years from date of settlement.
4. Advances when necessary for the purchase of seeds, implements, &c., to be made by Government, to be repaid in the same manner as provided for purchase of land.
5. Immigrants to be located and all necessary local arrangements made by Divisional Councils or Local Committees appointed for the purpose.

Resolved that the "Agricultural Areas Act," No. 4, of 1870, be laid on the Table next meeting, and that the Commissioner of

Crown Lands be requested to bring certain documents bearing on the subject to next meeting.

Meeting adjourned to Monday, 29th instant, at half past ten a.m.

Monday, 29th May, 1876.

PRESENT:

Captain BRABANT (Chairman),

Mr. Blaine,	|	Mr. Myburgh,
„ P. J. Watermeyer,	|	„ Wright,
„ Vintcent,	|	Com. of Crown Lands.

Surveyor General, examined.

Resolved that the Committee adjourn till Friday next at twelve noon, and that Mr. William Berg be summoned to attend and give evidence.

Friday, 2nd June, 1876.

PRESENT:

Captain BRABANT (Chairman),

Commissioner of Works,	|	Mr. Vintcent,
Mr. Blaine,	|	„ Myburgh.

Mr. *William Berg* examined|

And puts in Extract from Prospectus of Emigration to Queensland. (*Vide App. A.*)

Adjourned till Wednesday at twelve noon.

Wednesday, 7th June, 1876.

PRESENT:

Captain BRABANT (Chairman),

Commissioner of Works,	|	Mr. P. Watermeyer,
Mr. Blaine,	|	„ Myburgh.
„ Wright,	|	

Committee deliberated.

Adjourned to Friday at twelve noon.

Friday, 9th June, 1876.

PRESENT :

Captain BRABANT (Chairman),

Mr. Watermeyer,
Commissioner of Works,
Mr. Blaine,

Mr. Wright,
„ Vintoent.

Resolved that the Evidence and Papers in this Committee be printed.

Chairman puts in copy of the Surveyor Dowling's Report on the Survey of Lands between the Igoola and Chalumna Rivers (*Vide Ap. B.*)

Chairman submits a draft report.

Resolved that the draft report submitted by the Chairman be printed, and a copy of it supplied to each member of the Committee as soon as possible.

Committee adjourned to Tuesday next at twelve noon.

Tuesday, 13th June, 1876.

PRESENT :

Captain BRABANT (Chairman),

Mr. Wright,
„ P. Watermeyer,
„ Myburgh,

Mr. Blaine,
Commissioner of Works.

The Chairman submitted to the Meeting a printed Draft Report as follows, viz.:—

Your Committee having taken evidence, beg to report—

That it appears from the report of the Surveyor-General that there is a considerable extent of unalienated Government land in various parts of the Colony specially adapted for agricultural purposes, and valuable as a means of attracting immigration.

The Committee, therefore, recommend that the lands available should be surveyed under the provisions of the "Agricultural Lands Act," and that arrangements should be made to secure the early introduction of a considerable body of immigrants from Sweden or Norway (natives of these countries being at present most readily induced to emigrate) upon terms not less liberal than those offered by other British Colonies; and to include the right of purchasing small farms at a low rate and by deferred payments. But the Committee consider that as there appears to be

a possibility of obtaining suitable immigrants from England and elsewhere, precisely similar advantage in the shape of cheap land and free passages should be offered to immigrants of any nationality, whose previous occupations fit them for the cultivation and development of the waste land it is desired to utilise.

The Committee further recommend that in framing regulations for the proposed system of immigration, care should be taken that the immigrants should not be fettered by any contracts of service entered into previous to their arrival in the Colony, but that *immediate* occupation of the lands allotted to them should not be insisted upon, as it is clear that the experience gained and money saved in one or two years of work under old colonists would be of great advantage to immigrants unacquainted with the peculiarities of the country in which they settle.

The Committee cannot recommend the introduction of any large number of unmarried men. They consider that young men having no family ties, or any immediate prospect of forming any, are very unlikely to form permanently valuable colonists.

Your Committee beg further to suggest that the Government submit to the House regulations for a system of immigration carrying into effect the recommendations of your Committee.

Mr. Wright moved to insert in the twelfth line after the word "from" "Northern Europe more particularly from," and in the fourteenth line after the word "upon" the word "liberal" be inserted, and in the same line from the word "not" to the word "colonies" in the following line be omitted.

Agreed to.

Mr. Blaine moved that in the twenty-eighth line the word "but" be omitted and "nor" substituted, and that in the next line the word "not" be omitted.

Agreed to.

Resolved that the Report as amended be adopted, and that the Chairman be instructed to report accordingly.

MINUTES OF EVIDENCE.

SELECT COMMITTEE ON IMMIGRATION.

Monday, 29th May, 1876.

PRESENT :

CAPT. BRABANT (Chairman.)

Commissioner of Works,	Mr. Vintcent,
Mr. P. J. Watermeyer,	„ Wright,
„ Myburgh,	„ Blaine.

Surveyor-General examined.

1. *Chairman.*] You are Surveyor-General?—Yes. *Surveyor-Gen.*
2. Are you aware of the object for which this Committee has been appointed?—I understand that it has been appointed to consider the subject of introducing agricultural immigrants into the Colony. *May 29, 1876.*
3. The Committee is anxious to learn from you what extent of land is available for settlement by agricultural immigrants ; can you inform it?—The best part of the soil, so far as agricultural purposes are concerned, has been alienated long ago ; and there is little now remaining. There are some exceptions, but they are few. In East London there is some land not yet allotted, and there is also some under lease of which it may not be desirable to allow the leases to be renewed ; but instead, to re-survey the land and lay it out in small allotments. There are some eighty acre sections already surveyed between the Buffalo and the Keiskamma ; these are well adapted for the purpose the Committee has in view. The only other country suitable for the purpose, that I know of, is that east of the Keurboom River. In the Eastern Province, at East London, on the east of Buffalo River, large lots have been leased, some to the extent of 1,500 morgen, some portions of which are fit for agriculture ; and it might be expedient not to allow these leases

Surveyor-Gen.

May 29, 1876.

to be renewed, but to reserve them for agricultural purposes—sub-dividing them into small areas, so as to secure a class of small landed proprietors on the border.

4. *Mr. Wright.*] Has Government the right to cancel leases?—There is a clause in these leases providing for the resumption of the land by Government under arbitration.

5. *Chairman.*] How many lots are there at East London surveyed into small sections?—There are one hundred and sixty-three sections of eighty acres each available in the East London Division either surveyed or under survey.

6. *Mr. Watermeyer.*] Suitable for agricultural purposes?—Yes. There is a large extent of land in the King William's Town Division which is reserved to satisfy the claims of natives. These lands are unsurveyed and unallotted.

7. Are you aware whether there is any Government land suitable for this purpose situated in the Division of Frazerburg?—I have had some very favourable reports of the lands along the Hartebeest River; but it must be borne in mind that they have lately had very favourable seasons. Droughts are very severe in that part, therefore I fancy that land in that direction would be very unsuitable for European immigrants. With regard to the land beyond Keurboom River, I may state that there are about 300 square miles still unsurveyed.

8. *Mr. Vincent.*] A good deal of it is well wooded, is it not?—Yes; but a large extent is well adapted for cultivation. It is well watered, and very convenient for irrigation, the rivers running at high levels. But it would be necessary to open up the country by making roads without which the country is inaccessible, and produce cannot be conveyed to a market.

9. *Mr. Watermeyer.*] Have any applications been sent to Government under Act IV., of 1870?—I am not aware of any.

10. Not even for that land at East London?—I don't recollect any. The Leasing Act of 1864 has worked so well that it has not been thought necessary to put the Act of 1870 into operation.

11. Would you see any objection to this Act IV. of 1870, being so amended as to make the land referred to available only to imported immigrants?—I do not think the operation of that Act should be limited to immigrants from Europe ; for I am of opinion that suitable settlers in the Colony should also be allowed a chance of obtaining land.

Surveyor-Gen.
May 29, 1876.

12. You are aware that our object is to make provision for any increase of the population of the Colony?—I do not mean to say that that is not desirable. A class of immigrants accustomed to agriculture such as those from Germany who have been subjected to military discipline and organization would make excellent occupiers on the border.

13. As far as your knowledge of the country round about Keurboom River goes, do you think that would be a suitable spot for the locating of immigrants?—I think so ; judging from the success of the scheme of Sir George Grey, in 1858. That scheme was a large one, and the results were not quite equal to anticipation ; there being only 436 lots occupied.

14. *Chairman.*] Have you any suggestions of your own to make as regards carrying out the object of this Committee ; that is, the settling of Agricultural immigrants in the Colony?—I was asked to report on the general question by the present Commissioner of Crown Lands and his predecessor. I have done so and my reports are in Mr. Merriman's office. It seems very desirable to continue the system of introducing immigrants from Germany into the border districts, but on terms more favourable as to passage and purchase of land.

15. *Mr. Watermeyer.*] How would it do to issue invitations to the public through the local Boards, say the Divisional Councils, to apply for families, and at the same time asking what encouragement they would give the immigrants to settle on their farms?—I believe that may be done under the present Immigration Act, there may, perhaps, be a want of publicity as to the intentions of Government and the advantages offered.

16. *Chairman.*] Are there not available lands on the Kat River?—Yes. It was my intention to refer to that ;

Surveyor-Gen.

May 29, 1876.

but I had overlooked it, The Kat River was settled in 1829, under the supervision of Sir Andries Stockenstrom. There are there upwards of 500 square miles of the most fertile ground in the Colony ; and I consider it insufficiently occupied. The system adopted is to lay out garden allotments with commonage attached for grazing purposes. The survey was made by a former Assistant-Surveyor-General, Mr. Hertzog, but it was not completed. Those surveyed were settled by Hottentots, and after the rebellion of 1850 a number of forfeited lots were granted to farmers ; but no additional lots were laid out. This might now be done, as the extent and capability of the land admit of an increase of the number of occupants.

17. *Commissioner of Works.*] Have we the power to do that ?—Yes.

18. Notwithstanding these regulations ?—The power is reserved in these very regulations. There is a clause which gives Government the right to make any additional allotments they think necessary. I would point out that there should be a certain fixed ratio between the number of allotments in each location and the extent of the commonage. The commonage attached to some of the lots is quite disproportionate, I believe that one lot for every forty morgen would provide liberally for grazing. This proportion is far exceeded according to the present allotment of land in the Kat River. The land there is well adapted for farming purposes generally, there being plenty of water and of grass. In some of the locations the proportion of commonage is as much as 400 morgen to an allotment ; very much more than is necessary.

19. Do not the purchasers say they paid a high price under the understanding that this extensive commonage was attached ?—I am not aware of that, but may mention as an instance one of the plots in Philip Town was bought for £30. That cannot be considered a high price. I maintain that five or six hundred lots can be laid out there suitable for the purposes aimed at by this Committee.

20. *Mr. Vincent.*] Can these lands be purchased ?—Yes. I believe many of the occupants would be glad to

sell out. The Government might watch the market and purchase at favourable times.

Surveyor-Gen.

May 29, 1875.

21. *Commissioner of Works.*] Have you given any attention as to how this Act IV., 1870, could be made to apply to immigration?—I have not considered this question except from a general point of view.

22. Do you think we will require fresh legislation?—Yes. The present law does not seem to meet the object of this Committee.

23. *Mr. Watermeyer.*] How many available lots are still in East London?—I cannot state exactly from memory; but I can furnish the Committee with a statement.

24. *Commissioner of Works.*] Can you furnish the Committee with a form of the regulations?—Yes. I will do so. I consider the terms of these regulations under which the immigrants were introduced into the Colony were very hard. They were compelled to pay £12 for their passage; and £1 per acre for land, which, in my opinion must have crippled the power of the immigrants to occupy with benefit to themselves.

25. *Chairman.*] Is there any land suitable and available at this end of the Colony?—I think not, so far as Crown Land is concerned; but it might be expedient to watch the market and to buy suitable lands at auctions.

26. Can you give the Committee any further information?—My attention has been chiefly directed to that part of the question which is connected with land fit for the intended purpose, and I have, I believe, stated all I know on this point. The results of the German Immigration Scheme in 1858 justify a continuation of it on the same principle, but on terms more favourable to the immigrants. Certainly the price demanded for land should be considerably lessened, and should be more in the form of a recognition of the rights of the Government than as representing the value of the land under ordinary circumstances.

Surveyor-Gen.

May 28, 1876.

GOVERNMENT NOTICE.

The following Regulations for the introduction of German Immigrants into British Kaffraria are published for general information.

By Command of His Excellency the High Commissioner,

JOHN MACLEAN,

Chief Commissioner.

King William's Town,

26th August, 1857.

Regulations for the introduction of German Immigrants into British Kaffraria.

1. Messrs. J. C. Godeffroy & Son, of Hamburg, have by their Agent in Cape Town, Wm. Berg, Esq., agreed with His Excellency the High Commissioner to introduce German Immigrants into British Kaffraria upon the following conditions:—

2. A bounty of £12 10s. will be paid, in the manner hereafter provided, for every adult landed at East London, who shall have been there approved by a Board of Immigration Commissioners, to be appointed by His Excellency. In the case of persons embarking under an order furnished by the Government to members of families of the Anglo-German Legion, the amount of bounty will be reduced to £12.

3. In computing the number of adults for which the said bounty is payable, two children of the ages of one year, and under ten years, shall be deemed equal to one adult. No bounty will be paid for children under one year.

4. The Immigrants shall be brought from Hamburg, and shall be of respectable character, and shall chiefly be composed of persons who have been engaged in agricultural pursuits. They must be in good health, and free from all bodily or mental defects.

5. The age of married couples must not in the case of either the husband or wife exceed, on embarkation, forty-five years.

6. Bounty will not be paid for husbands who embark without being accompanied by their wives, nor for wives who embark without being accompanied by their husbands; unless in the former case, the husband may happen to be already resident in British Kaffraria.

7. Single women under eighteen, without their parents are not admissible unless they are emigrating under the immediate care of some married relations, or are under engagement as domestic servants to ladies going out as cabin passengers in the same ship, or under some other proper protection. They cannot be accepted for the bounty if above thirty. Single women with illegitimate children will in no case be taken.

8. Bounty will not be payable for single men. But if any *Surveyor-Gen.* should form part of a family immigrating, they will be allowed *May 29, 1874.* the privilege of obtaining land under the present regulations.

9. No bounty will be payable for widowers or widows with young children, nor for persons who have been the inmates of any penal reformatory, or pauper institution, or who have not been vaccinated, or not had the small-pox.

10. Bounty will be payable for the wives, families, relatives, or friends of soldiers of the German Legion serving in British Kaffraria, who in point of age, sex, or otherwise do not fall within the preceding conditions; provided that the previous sanction of His Excellency be obtained upon special application in each case.

11. Should His Excellency see fit to allow the bounty for the persons mentioned in the preceding paragraph, it will be subject to the conditions, that the Immigration Board shall be satisfied of the fitness of the intended Immigrant in point of character, otherwise the bounty will be charged against the pay of the applicant.

12. The Immigrants of each Immigrant ship shall be accompanied by a surgeon, and may also be accompanied by a clergyman or teacher, for whom a cabin passage shall be provided, and for which His Excellency will allow £30 each; such persons will be entitled to the same conditions with regard to land as other Immigrants.

13. Messrs. Godeffroy engage to victual the Immigrants, if required, for eight days after the ship's arrival at the Buffalo mouth; but if detained on board beyond eight days the Government will pay 2s. per day for such further time for every adult to cover demurrage.

14. Parties immigrating under the above Regulations will receive from the Government of British Kaffraria the following Land Grants and privileges, viz:—Each head of a family will receive a free grant of one building lot in a village in that part of South Africa in which the Anglo-German Legion is located; and will have assigned to him country lands to the following extent, at the rate of £1 per acre, purchase money to be paid as herein-after viz:—Twenty acres of good country lands to every married couple, ten acres to every single man, and two acres for each child above ten years of age.

15. If the Immigrant should dislike the land assigned to him, and decline to take it, he may at any time within one year after his arrival buy country land at public auction at any Government sale of land in British Kaffraria, in payment of which an allowance will be made to the extent of his privilege under the preceding regulation, and further, instead of paying ready money for such land, he need only pay the price of it in the proportionate instalment hereinafter mentioned.

Surveyor-Gen.

May 29, 1876,

16. The bounty-money paid to Messrs. Godeffroy & Co. is upon the principle of an advance made by the Government to provide a passage for the immigrant; but which the immigrant is to be bound to repay to the Government, as hereafter mentioned. In order that the immigrant should perfectly understand this condition upon embarkation, Messrs. Godeffroy agree to require each head of a family, or adult immigrant, to duly sign and execute such legal instruments as shall be furnished to them by the Government for that purpose, prior to the departure of the immigrant ship from Hamburg, binding him to reimburse the Government of British Kaffraria in the amount of bounty-money paid for his passage. The Government will, however, remit one-half the bounty or passage-money in respect of the female members of families, being unmarried, and between the ages of 12 and 25.

17. The mode of such repayment, as well as of the payment in respect of land grants and purchases shall be as follows:—One-fifth after the fourth year; one-fifth after the fifth year; one-fifth after the sixth year; one-fifth after the seventh year; and one-fifth after the eighth year, after arrival at East London.

18. The immigrants have the right of paying off the whole or any part of the debt at an earlier period. The full title to the land not to begin until both purchase-money and passage-money shall have been paid off. No charge to be made for survey of land, or delivery of title.

19. The government will, at its own cost, provide conveyance for the immigrants and their baggage and effects from the ship at the port of disembarkation to the respective locations of the immigrants.

20. No Customs duty will be charged on the personal baggage and effects of the immigrants not intended for trade or merchandise.

Friday, 2nd June, 1876.

PRESENT:

CAPT. BRABANT (Chairman.)

Commissioner of Works,	|	Mr. Vintcent,
Mr. Myburgh,	|	„ Blain.

Mr. *William Berg* examined.

Mr.
William Berg.
June 2, 1876,

27. *Chairman.*] You have been engaged in the introduction of immigrants into the Colony?—Yes. I im-

ported a large number of immigrants from Germany for the Western Province for farmers, and for the British Kaffrarian Government.

Mr.
William Berg.
—
June 2, 1876.

28. Will you tell the Committee what terms they came upon?—In the case of the farmers, they were more or less large or small families as they required them; and the farmers on arrival paid me the passage-money. This passage-money, in course of time, was repaid by the Germans to their masters.

29. *Commissioner of Works.*] Government had no charges at all?—No. It was entirely a private affair.

30. Were the farmers satisfied?—Yes. The only cause of complaint was that they became their own masters so soon; and the farmers lost their services. The greater portion of them went to Worcester and did well. Those who went to Kaffraria were paid for (to me) by the Kaffrarian Government, who, in turn, were paid by the people themselves after five or ten years, when they repaid their passage-money and paid for their land at the rate of £1 per acre. I have made some extracts from a prospectus which is now adopted in Hamburg, in connection with Queensland immigration, which I will put in. (*Vide Ap. A.*)

31. In some correspondence you submitted to the Government some time ago, you said it was not so easy to get Germans of good character now as it was at the time when you got them out?—Yes. I would mention some difficulties. There is a difficulty in getting single men. They cannot leave before they have served as soldiers; and when they have served their time they invariably marry.

32. Mr. *Blaine.*] They are not allowed to marry till they have served as soldiers?—No. After they are married they settle, and for three or four years everything appears prosperous with them, and they do not want to leave the country; but as soon as children increase they want to go away to where they can better themselves. But I would state, that before any immigration from Germany can take place, it is necessary to write to the German Empire and appoint a respectable and reliable emigration agent, who would be the party responsible for the immigrants, and to whom any com-

Mr.
William Berg.
June 2, 1876.

plaints that went to the Government through the Consulate would be referred.

33. *Commissioner of Works.*] Have you corresponded lately with Germany on the subject?—I have communicated lately with the German Empire on the subject, and I think that for £15 per adult everything would be covered. I must state that in Germany all over twelve years of age are considered adults, as they believe a youth of that age eats as much as a full grown person.

34. I suppose these people would be very poor,—in fact, destitute?—They would not be absolutely destitute, but they would be very poor. Still, they could not be got at any price if they were to be tied beforehand to any employer. They must be left perfectly free in that respect.

35. Would they be glad to settle on land purchased at a small rate?—Yes. And the women and children would stay at home and cultivate the land, while the men and perhaps some of the children would be glad to hire out their labour. I refer to the poorest class.

36. *Mr. Vincent.*] Do you contemplate that these people should have free passages given them?—Entirely. The thirty shillings mentioned in the extract I have put in goes to purchase them mattresses, &c., for the voyage. I believe that if this system of emigration be started in certain parts, others, who can afford to pay their own passage will follow the example, and emigrate at their own expense.

37. *Chairman.*] If these Scandinavian immigrants should come, they are all accustomed to agriculture, are they not?—Yes; and particularly to wood cutting.

38. *Commissioner of Works.*] Do you think they would settle on the Cape Town Flats?—I have not the slightest doubt they would, and would make that place one of the finest in the country.

39. You mentioned the Portuguese; what wages would they want?—I cannot give any idea. I can only ask you to name what you would pay them.

40. Can you get any Portuguese from Madeira?—No. By the last mail a letter came from Delagoa Bay, stating that emigration from that place to Natal would be stopped.

41. What would be the smallest number of families that should be brought out?—Nothing under a vote of £1,500 or £2,000 would be of use.

Mr.
William Berg.
June 2, 1876.

42. *Chairman.*] You have made some investigation respecting Chinese immigrants?—Yes. In 1873 I inquired and ascertained that the passage of Chinamen cost equal to £21 5s. 10d. each, exclusive of a return passage, cost £15 after five years' service, or about £8 a year premium on the labour of a man or woman.

43. *Mr. Blaine.*] Do you know whether the German immigrants who came to British Kaffraria had complaints to make?—Yes. They complained because they had to wait twelve months or more before the land was ready for them ; and up to the present day some of them have not got land to build a house on. The plan of Sir George Grey was to establish them in villages surrounded by their land.

APPENDIX.

[A]

Prospectus of Emigration to Queensland.

Since some years a number of Germans have settled in the Colony of Queensland, Australia, and according to their advices soon secured an independence in that fertile and healthy country. As a greater number of people would emigrate to that Colony to settle there if the passage money was not so high, the Government of that Colony by the Law of 2nd September, 1872, decided to grant a free passage to settlers who come under Article 1. Those who come under Article 2, get a passage at a very reduced rate; while parties paying their own passage, as mentioned in Article 3, will after a residence of twelve months get it refunded by a Land Order.

1. Farm Labourers, Cultivators of Land, Gardeners, Labourers of Vineyards, Shepherds, and Servant Maids are forwarded for 30s. free from Hamburg, whether they are married or not; if married the children above twelve years have to pay 15s., but all children under twelve years are free. All parties engaged under this Article have no obligations whatsoever, and are in no way bound.

2. All Tradesmen, Miners, Railway Labourers, Engineers, &c., have to pay their passage money at the following rates:—

Children from 1 to 12 years. Adults from 12 to 40. Adults over 40.

Males about £3. about £6. about £7 10s.

Females „ £2. „ £3. „ £7 10s.

Daughters of such parents over 17 years of age pay only 30s. All children under twelve months of age are free.

3. All other persons not mentioned in the above have to pay their own passage at the rate of £16 to £18 for each adult.

These parties, however, after a residence of twelve months, will get their passage-money refunded in a Land Order of £20 for every adult, and of £10 for every child between one and twelve years of age. These Land Orders are received in payment by the Government in purchase of Land, are, however, always readily of sale with a small deduction.

To all emigrants, without any exception, the Colonial Government will grant for ten days after arrival, free board and lodging, to give them an opportunity according to their own wish and selection to procure service or occupation, or to select their land. For this purchase they can also travel free on the Railway belonging to the Government which already extends for 140 miles.

[B]

Office of the Commissioner of
Crown Lands and Public Works,
29th May, 1876.

The Chairman of the Select Committee
of the House of Assembly on Immigration.

SIR,—I have the honour to forward herewith, for the information of the Select Committee of the House of Assembly on Immigration, Mr. Surveyor Dowling's Report on the survey of the lands situate on the coast between the Igoola and Chalumna Rivers.

I have the honour to be, Sir,

Your obedient Servant,

C. B. ELLIOTT,

Pro Commissioner.

Aliwal North, 25th March, 1876.

The Surveyor-General, &c., &c., Cape Town.

SIR,—As requested in your letter of the 14th August last, I have the honour to report as follows upon the survey of Agricultural sections between the Igoola and Chalumna Rivers, in the division of East London.

Assuming that Government has resolved upon the experiment of applying Act No. 4, of 1870, to these lands, it is not for me to offer an opinion as to how the Act will work when carried into effect, and I take my duty to be limited to sub-dividing the ground in manner prescribed for my guidance.

At present scarcely any part of the ground is under cultivation, but a great deal has been in times past (see reports). With what result agriculture was carried on I have not been able to ascertain with certainty, but upon the whole I formed the opinion, that, with a moderate amount of capital, at least one-tenth (the amount stipulated for in the Act) might be cultivated to advantage, not necessarily however of *every* section. No part is worthless as pasturage, and large numbers of horses and cattle are grazed to the great convenience of farmers in the neighbourhood.

I am of opinion that for pasturage alone, the sections will readily be taken up at the price provided in Act 4, of 1870.

Generally the ground may be said to be well watered, but when sub-divided into sections, it becomes necessary to make the utmost use of river boundaries, particularly as nearly all cultivat-

able land is situate in the river valleys, nevertheless the greatest amount of cultivation has been carried on under the shelter of the Sandhills where the soil is, in places, of good quality. For example, Lots 35, 36, 37, and 38, although without water, have at one time been almost entirely under cultivation.

Care has been taken to supply every section with fresh water for domestic use, but in some instances this cannot be secured without a servitude (see reports).

The greatest drawbacks to successful farming appear to arise from devastating winds; from rust in crops, and from the scourge of *ticks*, against which last no remedy has been found, even to investigate the evil. It is such a drawback as entirely to prevent the raising of sheep and goats.

Connected with the subject of shelter from winds I may state that it would be well to prohibit all destruction of bush on the Sandhills. It is no exaggeration to say that without the bush the hills will be blown away and levelled, as in some cases has been brought about.

Nowhere does fresh water reach the sea, it is absorbed in the Sandhills, but occasionally reappears where the underlying bed of rock lies high, as, for example, may be seen at Lot 13 of F.-Cornetcy III., and No. 3 of F.-Cornetcy II. It may be worth mentioning that the rivers abound with good fish, which is regarded by the neighbourhood as the natural substitute for animal food, which is procured with difficulty.

The plan will show some extents for grazing purposes. These are unsuitable for cultivation, but should considerably enhance the value of sections to which grazing rights are accorded.

The reports in form of Annexure F. will probably supply any further information required about the natural advantages and capabilities of the respective sections. For obvious reasons, however, some of the questions do not demand an answer such as "annual value," "objections to lease," &c.

I did not find a trace of Mr. Powell's beacons, nor could any one afford the slightest information respecting them. A glance at the two plans will show two main differences in mode of laying out the ground. 1. (As before mentioned,) I hold it to be of great importance to make the utmost of river boundaries, which Mr. Powell does not appear to have recognized, and 2, I deprecate leaving strips of land between the sections or between the sections and farms. Such strips in themselves are of use to no one, are sources of future litigation, and complicate boundaries. Nor am I able to endorse laying out the large block of rectangular sections near the "measured base." The ground is here quite without water and possesses no depth of soil. On the other hand it will be seen that on the Chalumna River I have more or less followed Mr. Powell's plan. The soil about this part is undoubtedly the best in the whole survey for agricultural purposes.

I have no doubt that in all cases the beacons of adjoining farms were correctly shown me. With two exceptions all were found duly erected. Not a trace could be found of the two exceptions (for which see plan), nor had anyone heard of their having been erected, and I do not think they ever were erected. Under these circumstances I made section 10 agree with dig. of farm No. 72, and sections 11, 12, and 13, with that of farm No. 83.

Stone was practically impracticable for the purpose of beacons. It can only be obtained from the bed of the Chalumna River at a great cost of time and money; for one alone I had to pay £3. Under authority of your letter dated 16th September last, I used hard wood posts of the prescribed dimensions. These if undisturbed will last a long time, but I think it would be an improvement if instead of "trenching" the beacons, the grass were cleared for six feet round and thus prevent the possible destruction of the post by grass fires.

The two Lessees of Lots 40 (Cole), and 25 and 31 (Gowar), know nothing about beacons, nor could I find anyone who could afford the slightest information about them, and unfortunately dates are wanting to enable one to recover them from the diagrams. Mr. Cole lives in King William's Town and sublets to natives. Mr. Gowar also uses his lease in the same manner (see reports of sections 25, 31 and 40). He attended on the ground to point out what he considered his boundaries. These I have adopted without acknowledgment as to correctness, and I explained this to Mr. Gowar. In all three cases I have added ground which could not be made use of for other sections, and without which the original section would be of but little value; in every case the piece added is that which is under cultivation and the *only* piece available for that purpose. Mr. Gowar signed an acknowledgment of his contentment with the new figure which is enclosed herewith (Mr. Jos. Cole I did not see). Under these unusual and somewhat perplexing circumstances the course adopted appeared the only one open to me when on the ground, and I still think it is the best; but if you have any other I will of course act as you may direct in the matter.

There can be little or no doubt that after long and anxious search, the *exact* position of "*Wellbeloon*" has been recovered. A proper stone beacon (18 by 9; $2\frac{1}{2}$ feet under and 4 feet above the ground) has been carefully erected on the spot, which will last for an indefinite time. I regret that the *exact* position of "Chalumna River mouth" cannot be found. Captain Bailey used a pole supported by large bushes piled up all round, and the charred remains of these (the grass is frequently burnt off) have an irregular figure some 15 feet in diameter. The most likely looking spot in the *débris* was selected for the station, but I did not feel sure of being within a rood of the true one. The difference in the length of the line from "*Wellbeloon*" to

“Chalumna River mouth is 9·3 *imperial feet*, and bearing in mind the uncertainty of the spot at the latter station, this difference may be reduced to nothing or it may be increased by about a rood. No beacon has been erected at “Chalumna River mouth,” but it will be done upon my return to finish field operations to the Keiskama River.

Applications for sections were made by several persons in the neighbourhood, but they are not definitely recorded in the reports, as this would not further the matter. I acquainted applicants with the steps to be taken under Act 4 of 1870, in order to secure the ground, and generally they stated their intention of availing themselves of the provisions of the Act.

If there is any matter connected with the survey upon which further information is desired, it is unnecessary to add I will furnish it if in my power to do so.

I have, &c.,

RICHARD DOWLING.

Government Surveyor.

[C.]

STATEMENT of Leased Lots in the Division of East London.

Adv. No.	Farm No.	Lessee.	Date of Lease.	No. of Years.	Expiration of Lease.
1626	xii ii	George Gray	April 6, 1872	5	April 6, 1877
1627	xii iii	N. J. Goosen	ditto	5	ditto
1628	xii iv	P. J. de Kock	ditto	5	ditto
1631	xii vii	N. G. de Kock	ditto	5	ditto
1632	xii viii	N. G. de Kock	ditto	5	ditto
1633	xii ix	D. B. van Rooyen	ditto	5	ditto
1637	xii xiii	Go	ditto	5	ditto
1639	xii xiv	J. Allwright	ditto	5	ditto
1641	xii xvii	John Dickason	ditto	5	ditto
1642	xii xviii	J. F. Bouwer	ditto	5	ditto
1643	xii xix	G. M. Oosthuisen	ditto	5	ditto
1644	xii xx	C. J. Kriutzen	ditto	5	ditto
1645	xii xxi	Carlton Denton	ditto	5	ditto
1646	xii xxii	J. A. de Kock	ditto	5	ditto
1647	xii xxiii	J. E. Filmer	ditto	5	ditto
1650	xii xxvi	J. R. Hart	ditto	5	ditto
1654	xii xxx	J. Malagas	ditto	5	ditto
1655	xii xxxii	J. Kouman	ditto	5	ditto
1656	xii xxxiii	J. J. Vosloo	ditto	5	ditto

STATEMENT of Leased Lots in the Division of East London
(continued).

Adv. No.	Farm No.	Lessee.	Date of Lease.	No. of Years.	Expiration of Lease.
1658	xli xxxiv	F. Saayman and J. N. Vosloo	April 6, 1872	5	April 6, 1877
1659	xli xxxv	G. G. Vosloo	ditto	5	ditto
1660	xli xxxvi	C. Becker	ditto	5	ditto
1663	xlix xli	J. C. Froneman, junior...	ditto	5	ditto
1664	xli xl	A. Smith	ditto	5	ditto
626	xlii 1	N. Hend	ditto	5	ditto
629	xlii 4	J. Becker	ditto	5	ditto
632	xlii 7	A. M. Engelbregt ...	ditto	5	ditto
1667	xlii 12	G. P. Goosen and J. D. J. Grobbelaar	ditto	5	ditto
1675	xlii 21	Kuse Nzudli	ditto	5	ditto
1682	xlii 28	J. C. Engelbregt and P. J. Nel	ditto	5	ditto
1683	xlii 29	G. Nel	ditto	5	ditto
1686	xlii 33	A. C. Greyling ...	ditto	5	ditto
1688	xlii 35	P. J. Fourie	ditto	5	ditto
1690	xlii 38	W. van Pentz	ditto	5	ditto
1696	xliii 6	J. G. Scheepers... ..	ditto	5	ditto
1697	xliii 7	J. B. & W. M'toba ...	ditto	5	ditto
1706	xliii 16	Bajunga... ..	ditto	5	ditto
1707	xliii 17	Gqirana	ditto	5	ditto
1634	xlii 10	P. W. Erasmus & others	April 6, 1874	5	April 6, 1879
1638	xlii xiv	J. Mtyapi	ditto	5	ditto

STATEMENT of Leased Lots in the Division of East London
(continued).

Adv. No.	Farm No.	Lessee.	Date of Lease.	No. of Years.	Expiration of Lease.
1640	xii xvi	P. H. Degenaar ...	April 6, 1874	5	April 6, 1879
1652	xii xxviii	W. J. Warren ...	ditto	5	ditto
1653	xii xxix	J. J. Bower and another	ditto	5	ditto
1657	xii xxxi	M. J. Lotter ...	ditto	5	ditto
1662	xii xxxviii	J. Bell ...	ditto	5	ditto
630	xiii 6	C. J. F. Botha ..	ditto	5	ditto
635	xiii 10	J. D. Grobbelaar ...	ditto	5	ditto
1669	xiii 15	C. G. Snyman ...	ditto		ditto
1679	xiii 25	W. van Pentz ...	ditto	21	April 6, 1895
1695	xiv 5	J. Warren ...	ditto	5	April 6, 1879
1698	xiv 8	J. Bartlett ...	ditto	5	ditto
1700	xiv 10	Irgoko ...	ditto	10	April 6, 1884
1702	xiv 12	R. Gravett ...	ditto	5	April 6, 1879
1703	xiv 13	T. J. Botha ...	ditto	5	ditto
1704	xiv 14	T. Page ...	ditto	3	April 6, 1877
1705	xiv 15	Namba ...	ditto	3	ditto
1710	xiv 20	A. D. M'Lachlan ...	ditto	3	ditto
1630	xiii iv	J. Taylor q.q. Wear ...	April 6, 1876	5	April 6, 1881
1649	xii xxv	J. Barkhuisen ...	ditto	5	ditto
1651	xii xxvii	Thomas Edwards ...	ditto	10	April 6, 1886
1661	xii xxxvii	W. C. Brown ...	ditto	5	April 6, 1881

STATEMENT of Leased Lots in the Division of East London
(continued)

Adv. No.	Farm No.	Lessee.	Date of Lease.	No. of Years.	Expiration of Lease.
627	xiii 2	Step Lurner	April 6, 1876	5	April 6, 1881
628	xiii 3	Step Lurner	ditto	5	ditto
631	xiii 6	H. T. Keightley ... ..	... ..	5	
634	xiii 9	T. C. Maclachlan ... ..	... ..	5	
1666	xiii 12	C. E. Webb ... ..	... ..	5	
1671	xiii 17	J. Cowie ... ..	... ..	5	
1673	xiii 19	W. Perks	April 6, 1876	21	April 6, 1897
1676	xiii 22	One Year's Lease			
1680	xiii 26	S. Richardson	March 23, 1876	5	March 23, 1881
1684	xiii 31	A. Greyling	April 6, 1876	5	April 6, 1881
1685	xiii 32	G. Gaylard	ditto	10	April 6, 1886
1687	xiii 34	G. Gray	ditto	5	April 6, 1881
1689	xiii 38	W. Fuller	ditto	5	ditto
1693	xiv 3	J. Taylor q.q. Matu ...	ditto	10	April 6, 1886
1699	xiv 9	J. Taylor q.q. F. Sigoko	ditto	5	April 6, 1881
1708	xiv 18	James Taylor	ditto	5	ditto
1709	xiv 20	J. Taylor q.q. Marks ...	ditto	5	ditto
1711	xiv 21	N. E. Brown	ditto	5	ditto
1712	xiv 22	J. H. Dean	ditto	5	ditto
1713	xiv 23	J. T. Hartley	ditto	5	ditto

APPENDIX,

VACANT ALLOTMENTS in the Divisions of King William's Town
and East London.

Locality.	Building Lots.	One Acre Lots.	Four Acre Lots.	Five Acre Lots.
Berlin	57	85	} 94	
Charldenburg	44	34		
Braunschweig	140	42	34	
Breidbach	19	42	47	
Cambridge	59	70	67	
Frankfort	52	57	50	
East London	63	} 96		
Panmure	4		...	
Greytown	168	135	117	
Hanover	92	53	59	
Keiskama Hoek	106	18	13	
Mauenthal	62	25	20	
Ohlsen	94	...	...	36
Potsdam	82	69	38	
Stutterheim	160	68	167	
Wiesbaden	77	27	47	
Totals	1,279	821	753	36

The above is exclusive of the 863 Agricultural Lots referred to in my Evidence,
and situate between the Keiskama and Buffalo.

A. DE SMIDT, Surveyor-General.